

# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fairhaven

### Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	9	- 30.8%	46	44	- 4.3%
Closed Sales	12	9	- 25.0%	41	37	- 9.8%
Median Sales Price*	\$411,000	<b>\$475,000</b>	+ 15.6%	\$429,000	<b>\$475,000</b>	+ 10.7%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	57	30	- 47.4%	59	40	- 32.2%
Percent of Original List Price Received*	99.1%	<b>100.2%</b>	+ 1.1%	96.3%	<b>99.6%</b>	+ 3.4%
New Listings	12	11	- 8.3%	58	54	- 6.9%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

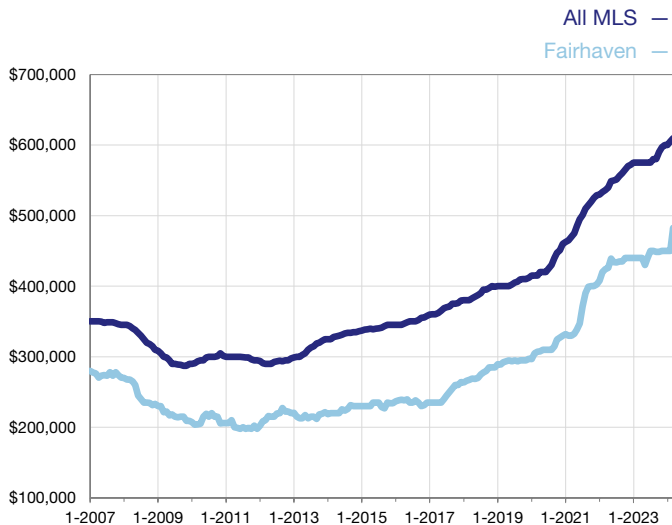
### Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	3	3	0.0%
Closed Sales	2	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$394,950	<b>\$0</b>	- 100.0%	\$379,900	<b>\$305,000</b>	- 19.7%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	17	40	+ 135.3%
Percent of Original List Price Received*	102.6%	<b>0.0%</b>	- 100.0%	98.0%	<b>98.7%</b>	+ 0.7%
New Listings	2	3	+ 50.0%	5	5	0.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

